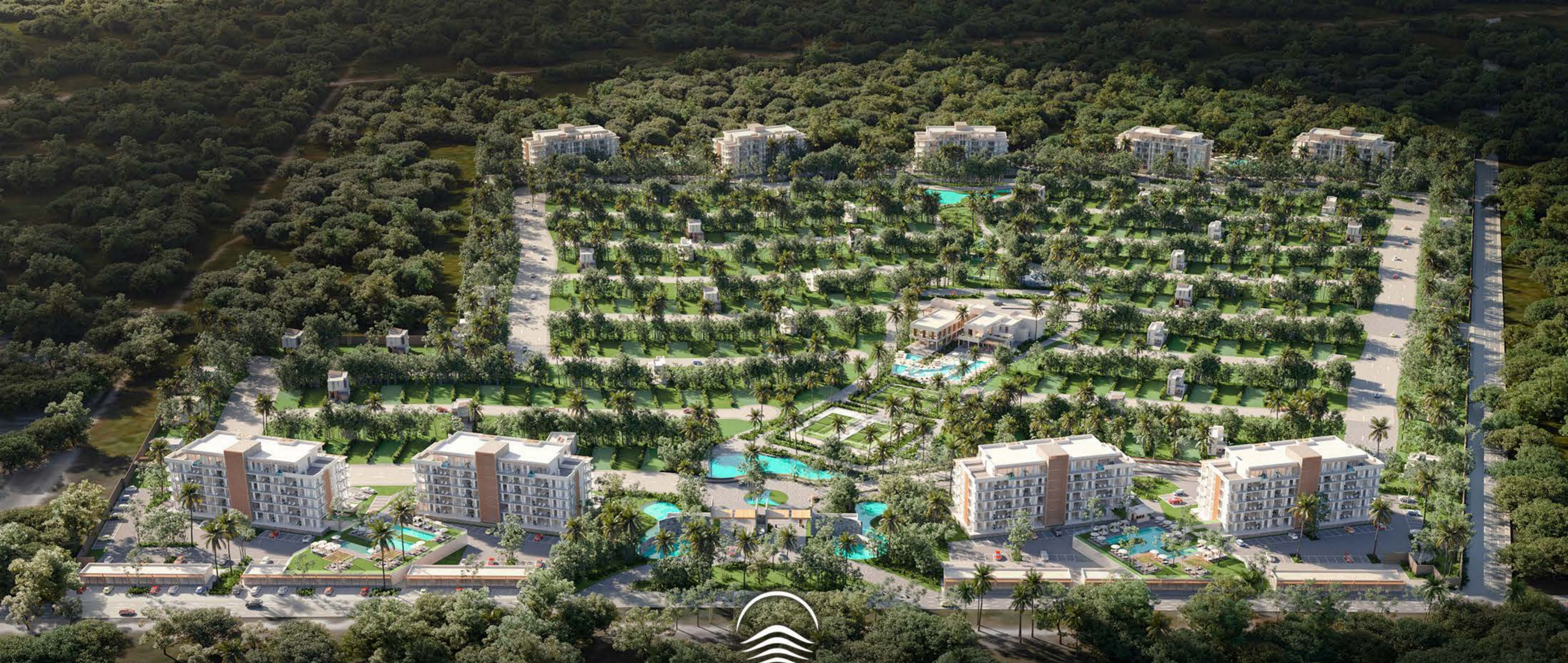




# LOMAS AURORA

PLAYA DEL CARMEN

RESIDENTIAL LOTS • APARTMENTS



**LOMAS AURORA**  
PLAYA DEL CARMEN

**DISCOVER YOUR NEXT HOME IN THE MEXICAN CARIBBEAN!**

# Playa del Carmen

*One of the main tourist destinations in Mexico and the world.*

*It is perfect for family trips, honeymoons or with friends.*

*Located in the heart of the Riviera Maya, this former fishing village became a cosmopolitan beach destination, renowned for its luxurious hotels, restaurants, and nightlife.*

*With more than 16 million tourists every year.*



# Playa del Carmen

THE HEART OF THE RIVIERA MAYA





# LOMAS AURORA

PLAYA DEL CARMEN

The **house of your dreams** can be a reality in one of our **residential lots** of **160, 180, 200 and 225 m<sup>2</sup>**

We have everything you need for an ideal lifestyle:

- ≡ Club House
- ≡ Sports Courts
- ≡ Bikeway
- ≡ Minigolf
- ≡ Pet Park
- ≡ Artificial Lakes
- ≡ Green Areas
- ≡ Walking Frames
- ≡ Security 24/7

**LOTS STAGE 1 | Delivery November 2025**



**LOMAS AURORA**  
PLAYA DEL CARMEN



## CLUB HOUSE

Find the perfect activity to relax or have fun in the best residential clubhouse that has:

- ≡ Restaurant
- ≡ Bar
- ≡ Gym
- ≡ Spa
- ≡ Cinema
- ≡ Coworking
- ≡ Playroom
- ≡ Kids Club
- ≡ Events Hall
- ≡ Lounge
- ≡ Pool with Swimming Lanes



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# SPORTS FIELDS

Enjoy your favorite sports on one of our courts:

- ≡ Paddle courts
- ≡ Tennis courts
- ≡ 7v7 Soccer field
- ≡ Multicourt



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PLAYA DEL CARMEN



**LOMAS AURORA**  
PLAYA DEL CARMEN



# SAFETY

Your safety and that of your family is the most important thing, so here at Lomas Aurora we have everything you need:

- ☞ Access control
- ☞ Perimeter wall
- ☞ Security 24/7



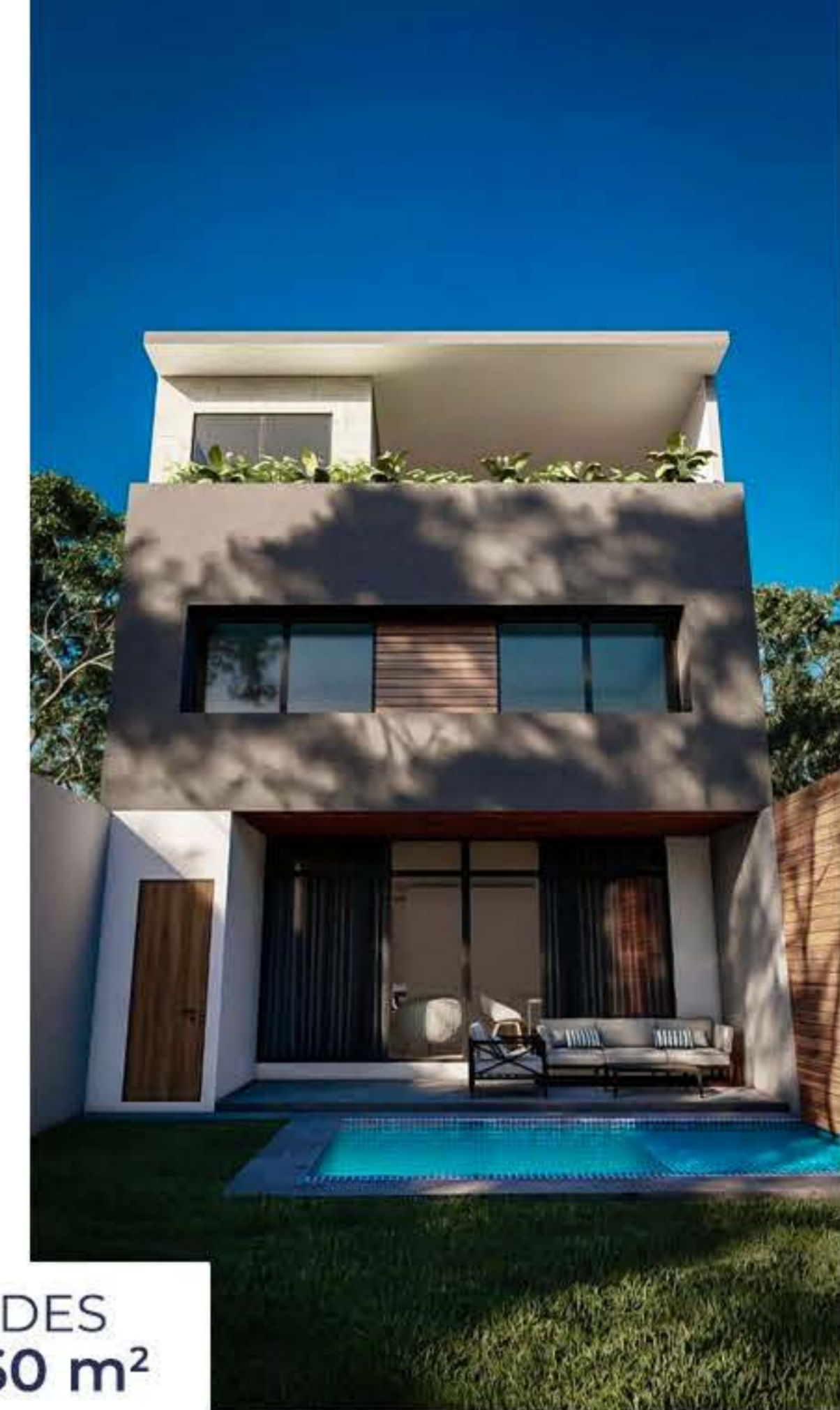
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FACADES  
LOT 180 m<sup>2</sup>



FACADES  
LOT 160 m<sup>2</sup>



## HOUSES PROTOTYPES



**LOMAS AURORA**  
PLAYA DEL CARMEN



ROOF TOP



# HOUSE PROTOTYPES



FACADES  
LOT 225 m<sup>2</sup>



JOSE FUENTES



FACADE  
LOT 200 m<sup>2</sup>



**LOMAS AURORA**  
PLAYA DEL CARMEN



**GRUPO RUSEG**  
ARQUITECTURA

If you want any of these proposals you can contact [humberto.rubio@construysa.com](mailto:humberto.rubio@construysa.com)

# Join the **Grupo Dintsa** family!

1

## CHOOSE YOUR LOT

You can reserve with \$50,000 MXN (fully refundable for 10 days)

2

## CHOOSE A FINANCING PLAN

30% down payment upon signing the contract (10 days after reserve) and the remainder choose one of our financing:

- A** 70% against delivery in November 2025
- B** 40% in monthly payments (monthly, bimonthly or quarterly) 30% against delivery in November 2025 | **3% DISCOUNT**
- C** 70% in 36 months without interest | **5% DISCOUNT**
- D** 70% direct financing  
Up to 60 months with interest

If you wish, you can also pay in cash in a single payment with a **10% DISCOUNT**

3

## MAKE YOUR DEPOSIT AND SEND YOUR DOCUMENTS

ID, proof of address and full name of beneficiary



## POINTS TO MARK

- The residential lot is delivered once 70% of the agreed price has been covered.
- Maintenance fee payment and right to use amenities from the delivery date (November 2025).



**AGUA TOWER** | Delivery November 2025



# APARTMENTS

**9 towers of luxury condos** that combine with the comfort and tranquility of nature.

In addition to all the benefits of Lomas Aurora, they have their own amenities:

- ≡ Swimming Pool
- ≡ Sun Terraces
- ≡ Green Areas
- ≡ Elevator
- ≡ Parking Area
- ≡ Lobby



**LOMAS AURORA**  
PLAYA DEL CARMEN



**LOMAS AURORA**  
PLAYA DEL CARMEN

**AGUA TOWER | Facade**





**LOMAS AURORA**  
PLAYA DEL CARMEN

**AGUA TOWER | Lobby**



**LOMAS AURORA**  
PLAYA DEL CARMEN

**AGUA TOWER | Pool**

# Join the **Grupo Dintsa** family!

## **1 RESERVE YOUR APARTMENT**

You can reserve with only \$50,000 MXN

## **2 PAYMENT METHODS**

**A** 30% down payment  
70% against delivery

**B** 30% down payment  
40% during construction  
30% against delivery

## **3 MAKE YOUR DEPOSIT AND SEND YOUR DOCUMENTS**

ID, proof of address and full name of beneficiary



# MASTERPLAN



## LOMAS AURORA PLAYA DEL CARMEN

### CLUB HOUSE

RESTAURANT  
BAR  
GYM  
SPA  
CINEMA  
PLAYGROUND  
KIDS CLUB  
EVENT ROOM  
LOUNGE

### SWIMMING POOLS

ADULTS  
CHILDISH  
FAMILIAR  
SWIMMING LANES

### LOTS STAGE 1

DELIVERY NOVEMBER 2025

### AGUA TOWER

DELIVERY NOVEMBER 2025

SERVICE ACCESS

MINIGOLF (PUTTING GREEN)

PET PARK

7V7 SOCCER FIELD

MULTIPURPOSE COURT

PARKING

SECOND ACCESS

BIKEWAY / JOGGING TRACK  
NEXT TO MAIN CIRCUIT

PADEL COURTS

TENNIS COURTS

MAIN ACCESS

COMMERCIAL PREMISES





# LOMAS AURORA

PLAYA DEL CARMEN

TULUM



xcaret! by MEXICO

XPLOR

CANCUN - TULUM HIGHWAY

CENTRO MAYA

PLAYACAR

MAR CARIBE

LUIS DONALDO COLOSIO AV.

PLAZA LAS AMÉRICAS

115 SUR AV.

CONSTITUYENTES AV.

CTM AV.

BENITO JUÁREZ AV.

30 AV.

15 AV.

10 AV.

FIFTH AVENUE

CANCUN - TULUM HIGHWAY

CANCUN



## Cerca de todo

Fifth Avenue	10 min
Mar Caribe	12 min
Centro Maya	5 min
Xplor	7 min
Xcaret	11 min
Tulum	50 min
Cancun	60 min





**LOMAS AURORA**  
PLAYA DEL CARMEN

Where nature and urban life merge to create  
unforgettable moments...



We create, innovate, develop, build and commercialize our own projects, taking care of every detail, in order to guarantee the total satisfaction of our clients.

Developer of the best projects in Cancun and Riviera Maya: Playa Aurora, Valle Aurora Playa del Carmen, Valle Aurora Cancún and EOS Tulum.

Capital gain from pre-sale to delivery:

- 40% Playa Aurora
- 60% Valle Aurora Playa



MORE THAN 25 YEARS OF EXPERIENCE IN REAL ESTATE SECTOR



# LOMAS AURORA

PLAYA DEL CARMEN

DEVELOPMENT BY



[www.dintsa.mx](http://www.dintsa.mx)

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